

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT
FOR A PROPOSED ROOM ADDITION; (DEBRA L. GOODWIN, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Jeff Hopper **EXT.** 7431

Agenda Date 06-23-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT FOR A PROPOSED ROOM ADDITION (DEBRA L. GOODWIN, APPLICANT); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT FOR A PROPOSED ROOM ADDITION (DEBRA L. GOODWIN, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #5, McLain)

(Jeff Hopper, Senior Planner)

GENERAL INFORMATION	DEBRA L. GOODWIN, APPLICANT 1085 AMANDA KAY CIRCLE SANFORD FL 32771	R-AH DISTRICT; LDC SECTION 30.287 (c)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES A 250 SF (10 FT X 25 FT) ROOM ADDITION THAT WOULD BE LOCATED ON AN EXISTING CONCRETE SLAB AND THEREBY ENCROACH 7 FT INTO THE 25 FT MINIMUM REAR YARD SETBACK. • A REAR YARD VARIANCE FROM 25 FT TO 18 FT IS REQUESTED. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE DEVELOPMENT ORDER FOR FOREST COVE ESTABLISHES A 25 FT REAR YARD SETBACK ON PERIMETER LOTS WITHIN THE SUBDIVISION TO ENSURE COMPATIBILITY WITH ADJOINING PROPERTIES • STAFF HAS DETERMINED THAT A ROOM ADDITION COULD BE CONSTRUCTED TO THE FRONT OF THE EXISTING HOME, WITHOUT ENCROACHMENT INTO THE MINIMUM FRONT OR SIDE YARDS. • BASED ON THE ENUMERATED FINDINGS, STAFF BELIEVES GRANTING OF THE REQUESTED VARIANCE 	

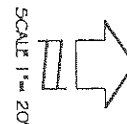
	<p>WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE R-AH DISTRICT BY ALLOWING SUBSTANTIAL ENCROACHMENT INTO THE MINIMUM REAR YARD SETBACK WITHOUT THE DEMONSTRATION OF A HARDSHIP.</p> <ul style="list-style-type: none">• THE REQUESTED VARIANCE WOULD NOT BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE PROPERTY.• THE REQUESTED VARIANCE WOULD NOT BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AND WOULD POTENTIALLY INCREASE THE BULK OF STRUCTURES BEYOND ESTABLISHED LIMITS WITHIN THE NEIGHBORHOOD.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• STAFF RECOMMENDS DENIAL OF THE REQUESTED REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT.• STAFF BELIEVES THE APPLICANT HAS FAILED TO DEMONSTRATE A HARDSHIP AND REASONABLE USE OF THE PROPERTY COULD BE RETAINED WITHOUT THE GRANTING OF A VARIANCE.• AN ADDITION SIMILAR IN SIZE COULD BE CONSTRUCTED TO THE FRONT OF THE EXISTING HOME WITHOUT ENCROACHMENT INTO THE MINIMUM FRONT OR SIDE YARDS.• IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITION OF APPROVAL:<ul style="list-style-type: none">○ ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN.

PLAT OF BOUNDARY SURVEY for: MARONDA HOMES, INC.

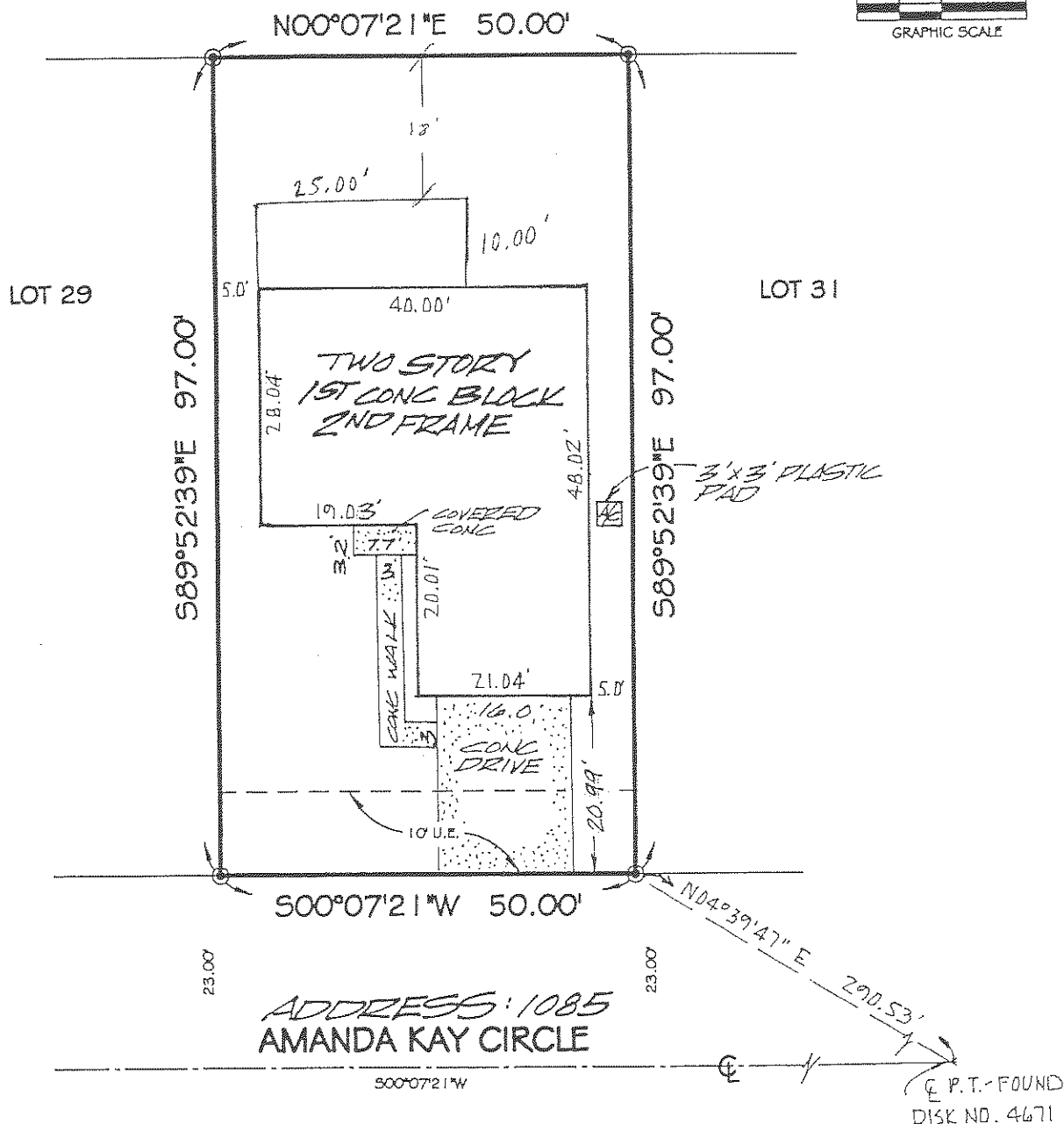
DESCRIPTION: LOT 30, FOREST COVE

RECORDED IN PLAT BOOK 55 PAGE(S) 54 and 55 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LOT 7
MAP OF SANFORD FARMS
PLAT BOOK 1, PAGES 127-128



0 5' 10' 20'
GRAPHIC SCALE



NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF AMANDA KAY CIRCLE BEING S00°07'21"W.
2. UNDERGROUND IMPROVEMENTS, ROOF OVERHANGS AND FOOTERS HAVE NOT BEEN LOCATED.
3. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4. BUILDING TIES ARE TO FOUNDATION.
5. BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES.
6. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND PER RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD CERTIFICATION

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE STRUCTURE SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. THIS STRUCTURE LIES IN ZONE "X". COMMUNITY PANEL NO. 120289 0030 E EFFECTIVE DATE: APRIL 17, 1995 MAP REVISION DATE: (SUBJECT TO CHANGE)

CERTIFIED TO:

Aaron S. & Debra L. Goodwin
Pinnacle Financial Corp.
Kampf Title & Guaranty Corp.
Adnoram Title Company, Inc.
Chicago Title Insurance Co.